

PL/14/25

Minutes of the **Planning Committee** meeting held on Monday 20th April 2026 at 8pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

Cllr. T. Allen	Vice Chair
Cllr. F. Davies	Town Mayor
Cllr. J. Harvey	
Cllr. H. Haydock	
Cllr. J. Mordue	Chair
Cllr. L. O'Donoghue	
Cllr. R. Newall	
Cllr. R. Stuchbury	
Cllr. M. Try	

Also present:

Mrs. C. Cumming	Buckingham Society
Mr. S. Beech	Compliance and Projects Manager
Ms. P. Cahill	Committee Clerk
Mrs. K. McElligott	Planning Clerk

Absent:

Cllr. L. Draper
Cllr. A. Mahi

No members of the public attended and so there was no public session.

667/25 Apologies for Absence

Members received apologies from Cllr. Draper and Cllr. Mahi.

668/25 Declarations of Interest

Cllr. Stuchbury noted that, as a member of the Central and North Buckinghamshire Planning Committee, he will not be voting on applications.

669/25 Minutes

Members noted that the minutes of the meeting held on 23rd March 2026 will be presented at the next meeting

670/25 Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meeting is on Wednesday 22nd April 2026 at 2.30pm. There is no scheduled meeting of the Strategic Sites Committee (new calendar will be available in May).

Members considered a response to planning applications received from Buckinghamshire Council and whether to request a call-in.

PL/26/00946/HB

32 Nelson Street

Listed building application for replacement of front elevation windows.

NO OBJECTIONS

Members discussed the retention of traditional materials versus the maintenance and use of a Listed Building and agreed that the proposed new windows would not detrimentally affect the street scene.

Cllr. J. Mordue Proposed No Objections, Cllr. Newall Seconded and Members **AGREED**.
Cllr. Stuchbury abstained.

PL26/01704/FA

NO OBJECTIONS

16 Lenborough Road

Two storey rear extension.

Members noted that the neighbouring house already had a similar extension.

Cllr. Newall Proposed No Objections, Cllr. O'Donoghue Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

PL/26/01770/SA

OPPOSE

110 Western Avenue

Certificate of Lawfulness for proposed extension of shared dropped kerb and turning the front garden into hardstanding.

Members opposed the application on the grounds of inadequate information: no dimensions or drawing showing the length of kerb to be dropped was available; no indication that the hardstanding was permeable (concern was expressed that surface water would flow onto the neighbouring property which was at a lower level).

Cllr. Davies Proposed Opposing, Cllr. J. Mordue Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

PL/26/02193/FA

NO OBJECTIONS

9 Hare Close

Garage conversion, porch extension & change to rear fenestration.

Agreed by majority vote.

Cllr. J. Mordue Proposed No Objections, Cllr. Allen Seconded and Members **AGREED**.
There were three abstentions.

Cllr. Harvey and Members offered to take photographs for the Planning Clerk as required.

The following two applications were considered together:

PL/26/02059/FA

NO OBJECTIONS

14 Well Street

Single storey extension to rear/side of property adjoining a latter extension to the original older part of the property. Alterations to kitchen and side hall layout with relocation of windows to suit new layout. Removal of first floor balcony, door and monopitched tiled canopy roof. Doorway and roof made good with materials to match existing. Replacement gutters and downpipes from grey uPVC to black uPVC, and part fascias to white PVC where noted to rear.

PL/26/02060/HB

NO OBJECTIONS

14 Well Street

Listed building consent for works comprising a single storey extension to rear/side of property adjoining a latter extension to the original older part of the property. Alterations to

kitchen and side hall layout with relocation of windows to suit new layout. Removal of first floor balcony, door and monopitched tiled canopy roof. Doorway and roof made good with materials to match existing. Replacement gutters and downpipes from grey uPVC to black uPVC, and part fascias to white PVC where noted to rear.

Members had no objections to the proposed work to the earlier extension but noted that the roof of the part of the building fronting the street had been stripped of its tiles on both front and rear slopes, with no separate approval in place.

Cllr. Davies Proposed No Objections, Cllr. Try Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

PL/26/02338/FA

NO OBJECTIONS

5 Holton Road

Replacement of existing conservatory with new single storey brick extension with monopitched roof and rooflight.

Cllr. Newall Proposed No Objections, Cllr. Harvey Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

PL/26/02458/PAPCR

OPPOSE

1A & 1B Cornwall Place, High Street

Prior Notification under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development (England) Order 2015 for change of use of ground floor (part) and first floor from Class E to 3 flats (3 x 1 bedroom/1 person).

Members had several concerns about this proposal:

- *The proposed access is a narrow passage obstructed by an air-conditioning unit mounted on protruding brackets; this air-conditioning unit is not considered in the noise assessment;*
- *There is no alternative exit in case of fire;*
- *Interior access is via a square spiral staircase which, combined with the narrow common access passage, will make movement of bulky items – such as furniture, or large bin bags – very difficult;*
- *That no clarification had been received on whether refuse collection would be from bins in the large store shown on drawing 07 or bags to be collected from the High Street (Transport Technical Note ¶s24-27 on p.7);*
- *The cycle store and the bin store will encroach on the public walkway area and will create a hidden passageway to the common access door;*
- *There is also a recess in the corner with the door to 2 Cornwall Place and the door to the staircase to the first floor used by the former dentists is set on an angle (not shown on the drawings) which would create a hiding place, contrary to the Designing Out Crime principles if the bin & cycle stores block surveillance;*
- *The premises are in the main shopping precinct and were vacated late last year, so cannot have been marketed for commercial use for more than four months, let alone two years (VALP Policy E2 (c)).*

It was noted that another first floor business at 11A Cornwall Place, and the first floor of 12 & 13 Cornwall Place had received approval for conversion to flats; however, neither access was from the public walkway, and refuse and cycle storage was in the car park to the rear of the buildings, so not comparable.

Cllr. Davies Proposed Opposing, Cllr. J. Mordue Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

671/25 Planning decisions

Members received for information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
PL/25/5000/FA	22 Lenborough Close	Part 1-/part 2-storey side and rear extensions	No objections
PL/25/5633/AV	Swan Business Centre, Osier Way	Move totem sign to new position to permit Osier Way street realignment	No objections
PL/26/01527/KA	12 Chandos Road	Fell to ground level 1 Elder & 1 Apple	E-no objections A-oppose
PL/26/01529/KA	22 Moreton Rd	Works to trees	No objections
PL/26/01823/KA	Land adj. to 11 Castle Street	Crown lift elm up to 4m	Oppose (and request for TPO not approved)

Mrs. Cumming asked if an appeal can be made regarding the elm tree reduction. Cllr. Newall requested that we ask Buckinghamshire Council to stop people parking cars around the tree. Cllr. Stuchbury Proposed a press release regarding the committee's opposition to planning decision PL/26/01823/KA, Cllr. O'Donoghue Seconded.

The Compliance and Projects Manager advised that as this agenda item is 'to receive for information' it is not the correct procedure and therefore not appropriate for there to be any proposal for a press release or to write to Buckinghamshire Council.

The Chair disregarded the Compliance and Project Manager's advice and the item proceeded to a vote.

Members **AGREED**. There were two abstentions.

ACTION COMPLIANCE AND PROJECTS MANAGER

Part approved/Part refused

Application	Site address	Proposal	BTC response
25/6526/TP	2 Bostock Court	Fell to ground 1 Willow: approved, too close to house and would need very heavy pruning regularly – detrimental) and 1 Horse Chestnut, (approved: significant decay throughout). Fell 3 Cypress and 4 Crack Willow:	No objections (but asked for replacement planting)

		refused; no compelling justification for felling and damaging the amenity of the area and riverbank.	
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Withdrawn

Application	Site address	Proposal	BTC response
PL/26/0140/TP	4 McKenzie Close	2 x Lime; reduce by up to 2m all over.	(Withdrawn before meeting)

672/25 Action reports

Regular Actions update

Minute (filing date)	File application responses
621/25 (26/3/26)	5 via Parish Channel 3 as email attachments (1 Certificate of Lawfulness, 1 application decided that day (26/3), and one was no longer in the in-box even though an extension of time had been agreed).
From 20 th April agenda (26/3/26)	2 tree applications for which no extension could be agreed (decision deadline was 16 th April).

673/25 Buckinghamshire Council consultations

Members noted that the closing date for responses to each of the consultations is 12th May 2026. They discussed a Town Council response to the following consultations and agreed to delegate any submission to the Planning Clerk:

673/25.1 Parking standards for new developments.

Cllr. Try thanked the Planning Clerk for her synopsis.

The Compliance and Projects Manager suggested that Members go through the papers and forward responses to the Planning Clerk. Cllr. Try agreed to assist the Planning Clerk.

Cllr. J. Mordue Proposed, Cllr. Davies Seconded and Members unanimously **AGREED** that comments are sent to the Planning Clerk by Monday 27th April. Cllr. Try will assist the Planning Clerk to complete the consultation. **ACTION PLANNING CLERK & CLLR. TRY**

673/25.2 Design code.

Recommendation:

That the Planning Clerk and a Councillor work through the survey questions with an emphasis on abiding by our Neighbourhood Plan Design Code to preserve the local nature of its terms. **ACTION PLANNING CLERK & CLLR. NEWALL**

The Compliance and Projects Manager suggested that Members go through the papers and forward responses to the Planning Clerk by Monday 27th April.

Cllr. Newall Proposed, Cllr. J. Mordue Seconded and Members unanimously **AGREED** that Cllr. Newall will assist the Planning Clerk in completing the responses.

674/25 Chair's announcements – for information only
No announcements.

675/25 Date of the next meeting: Monday 18th May 2026

The meeting closed at 9:09pm.

Chair Date

DRAFT